

IN RE: PETITIONS FOR SPECIAL EXCEPTION * BEFORE THE
AND VARIANCE – S/S North Point Blvd., *
248' SE of the c/l of Trappe Road * DEPUTY ZONING COMMISSIONER
(2819 North Point Boulevard) *
15th Election District * OF BALTIMORE COUNTY
7th Councilmanic District *
* Case No. 99-202-XA
Ronald Gajewsk, Jr. *
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of Petitions for Special Exception and Variance filed by the owner of the subject property, Ronald Gajewski, Jr. The Petitioner requests approval of a Contractor's Storage Equipment Storage Yard on the subject site, and variance relief from Sections 238.2 and 102.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side and rear yard setback of 0 feet in lieu of the required 30 feet, and a distance between buildings of 40 feet in lieu of the required 60 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were Ronald Gajewski, Jr., property owner, and David Billingsley, Professional Engineer who prepared the site plan of this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 2.312 acres, more or less, split zoned B.R. and B.R.-A.S., and is improved with several buildings which contain office, and automotive and service garage space for a variety of tenants. The Petitioner has operated his construction business from the subject site for the past six years, utilizing space within one of the existing buildings. The Petitioner is desirous of constructing a

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Date

By

new, one-story, 8,630 sq.ft. building on the northwest side of the subject site, as shown on Petitioner's Exhibit 1. The proposed building will consist of office and service garage space for his construction business, and include 14 service bays inside. In addition to the proposed building, the Petitioner wishes to provide a Contractor's Equipment Storage Area on the east side of the subject site where construction equipment used in his business can be stored. Due to the location of existing buildings on the property, the requested variances are necessary in order to proceed with the proposed improvements and to legitimize existing conditions.

In support of his request, the Petitioner submitted into evidence as Petitioner's Exhibits 2A through 2C, letters from his adjoining neighbors and the Miller Island Edgemere Business Association, all of whom have no objections to the proposed use and improvements to the property. In addition, there were no adverse comments from any Baltimore County reviewing agency.

It is clear that the B.C.Z.R. permits the use proposed in a B.R./B.R.-A.S. zones by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently

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Date

By

associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variances are not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the zoning regulations will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will

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Date

By


not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the requested special exception and variance relief should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of January, 1999 that the Petition for Special Exception for a Contractor's Storage Equipment Storage Yard on the subject site, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Sections 238.2 and 102.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side and rear yard setback of 0 feet in lieu of the required 30 feet, and a distance between buildings of 40 feet in lieu of the required 60 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 1/14/99
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

January 15, 1999

Mr. Ronald Gajewski, Jr.
9122 Avenue B
Baltimore, Maryland 21219

RE: PETITIONS FOR SPECIAL EXCEPTION & VARIANCE
S/S North Point Boulevard, 248' SE of the c/l Trappe Road
(2819 North Point Boulevard)
15th Election District - 7th Councilmanic District
Ronald Gajewski, Jr. - Petitioner
Case No. 99-202-XA

Dear Mr. Gajewski:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. David Billingsley, Central Drafting and Design, Inc.
601 Charwood Court, Edgewood, Md. 21040

People's Counsel; Case File



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at

2819 NORTH POINT BOULEVARD

which is presently zoned

BR-AS

BR

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

CONTRACTOR'S STORAGE EQUIPMENT STORAGE YARD

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

RONALD GAJEWSKI, JR.

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

9122 AVE, B

(410) 477-6912

Address

Phone No

BALTIMORE,

MD.

21219

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

DAVID BILLINGSLEY

CENTRAL DRAFTING AND DESIGN, INC.

Name

601 CHARWOOD COURT

EDGEWOOD, MD 21040

Address

(410) 679-8719

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: AK

DATE

10/11/98

day
&
night

ORDER RECEIVED FOR FILING

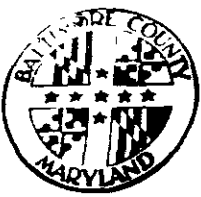
Date

By

Revised 9/5/95

99-202-XA

#202



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

2819 NORTH POINT BOULEVARD

which is presently zoned

BR-AS

BR

This Petition shall be filed with the Department of Permits & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

238.2 AND 102.2 TO ALLOW A SIDE AND REAR YARD OF 0 FEET INSTEAD OF THE REQUIRED 30 FEET AND 40 FEET BETWEEN BUILDINGS INSTEAD OF THE REQUIRED 60 FEET

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

SEE ATTACHMENT

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s).

RONALD GAJEWSKI, JR.

(Type or Print Name)

Ronald Gajewski Jr.

Signature

(Type or Print Name)

Signature

9122 AVE. B

(410)477-6912

Address

Phone No

BALTIMORE,

MD.

21219

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

DAVID BILLINGSLEY

CENTRAL DRAFTING AND DESIGN, INC.

Name

601 CHARWOOD COURT

Address

EDGEWOOD, MD 21040

(410)679-8719

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

BR

DATE

11/10/98

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

ORDER RECEIVED FOR FILING

Date

By

99-202-XA

#202

day
&
night

BRIEF TO ACCOMPANY VARIANCE REQUEST
2819 NORTH POINT ROAD

Mr. Ronald Gajewski, Jr., owner of the subject property is the owner of Gates Construction, Co. In order to expand his business, Mr. Gajewski wishes to construct a building of approximately 8,600 square feet to be used for offices, storage of supplies and storage and repair of equipment. In conjunction with this request, Mr. Gajewski is requesting a Special Exception to utilize the southeastern portion of the site for the storage of contractor's equipment. This location will allow sufficient area for the storage without interfering with the vehicular access and circulation necessary for the operation of the existing businesses on the site. The proposed building is to be constructed on the northwestern portion of the site. In order to accomodate the additional parking required and to allow for the proper circulation between the existing businesses and the proposed building, the side and rear yard variances are requested.

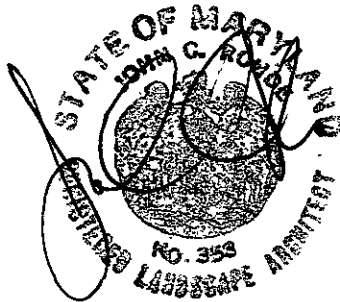
ORDER RECEIVED FOR FILING

Date

#201

ZONING DESCRIPTION FOR VARIANCE
2819 NORTH POINT BLVD.

Beginning at a point on the south side of North Point Boulevard, Md. Rte. 151 (150 feet wide) said point being distant southeasterly 248 feet from the centerline of Trappe Road, thence being all of Parcel A as shown on the plat entitled "Plat of Mars Stores, Inc. and Leo G. Schneider, et al" recorded among the plat records of Baltimore County in Plat Book 40 Folio 126. Containing 2.312 acres of land more or less and being located in the Fifteenth Election District, Seventh Councilmanic District.

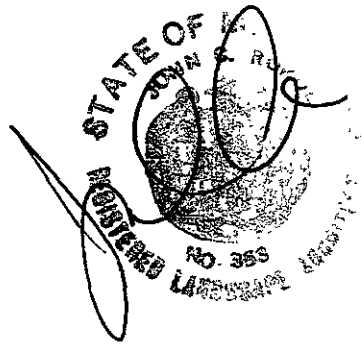


99-202-XA

ZONING DESCRIPTION FOR SPECIAL EXCEPTION
2819 NORTH POINT BOULEVARD

Beginning at a point on the south side of North Point Boulevard, Md. Rte. 151 (150 feet wide) said point being distant southeasterly 248 feet from the centerline of Trappe Road thence:

1. S 06 15' 51" E 271.85 feet thence
 2. S 63 11' 47" W 110.64 feet thence
 3. N 51 10' 49" W 95.98 feet thence
 4. N 49 36' 37" W 18.00 feet thence
 5. N 31 55' 16" E 280.00 feet thence
 6. N 58 04' 44" W 163.00 feet thence
 7. S 31 55' 16" W 205.00 feet thence
 8. N 58 04' 44" W 18.00 feet thence
 9. S 31 55' 16" W 48.05 feet thence
 10. N 49 36' 37" W 98.92 feet thence
 11. N 41 56' 44" E 170.60 feet thence
 12. N 56 15' 38" E 92.89 feet thence
 13. S 58 04' 44" E 213.37 feet to the place of beginning.
- Containing 1.289 acres of land more or less and being located in the Fifteenth Election District, Seventh Councilmanic District.



99-202-XA

#202

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-202-XA
2819 North Point Boulevard
S/S North Point Boulevard,
250' W of Trappe Road
15th Election District
7th Councilmanic District
Legal Owner(s): Ronald Gajewski, Jr.

Special Exception: for a contractor's storage, equipment storage yard. **Variance:** to allow a side and rear yard of zero feet instead of the required 30 feet and to allow 40 feet between buildings instead of the required 60 feet.

Hearing: Wednesday, December 23, 1998 at 10:00 a.m., in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations. Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

12/031 Dec. 3 C277166

CERTIFICATE OF PUBLICATION

TOWSON, MD., 12/31, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/31, 1998.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARY ID
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 059191

DATE 11/10/98 ACCOUNT R 001-6150

AMOUNT \$ 550.00

RECEIVED FROM: Gates Construction, Inc.

FOR: 020 Invoice
050 Special Exemption

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Item # 201

PAID RECEIPT

PROCESS ACTUAL TIME
11/11/1998 11/10/1998 14:20:59
REG MS01 CASHIER CLIM CML DRAWER 1
6 MISCELLANEOUS CASH RECEIPT
Receipt # 077352 UFLN
CR NO. 059191
550.00 CHECK: F-11
Baltimore County, Maryland

99-202-XA

CASHIER'S VALIDATION

POSTING CERTIFICATE

RE: Case No.: 99-202XAPetitioner/Developer: GAJEWSKI, ETAL410-538-6160 — 4/0 DAVE BILLINGSLEYDate of Hearing/Closing: 12/23/98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #2819-NORTH POINT
BLVD. VICINITY TRAPPE ROAD

The sign(s) were posted on 12/5/98
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 12/14/98
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

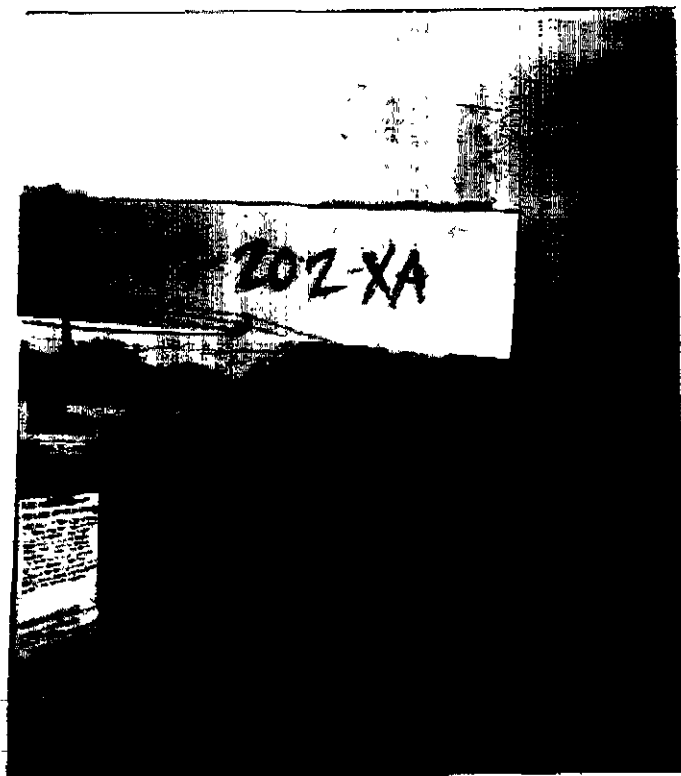
(Address)

Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

Page (410) 905-8571
(Telephone Number)



#2819 - N. PT. RD.
RE: GATES CONSTR. CO., INC.



RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
2819 North Point Boulevard, S/S North Point
Blvd, 250' W of Trappe Rd, 15th Election District,
7th Councilmanic

Legal Owners: Ronald Gajewski, Jr.

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-202-XA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of December, 1998, a copy of the foregoing Entry of Appearance was mailed to David W. Billingsley, Central Drafting & Design, Inc., 601 Charwood Court, Edgewood, MD 21040, representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

November 23, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-202-XA
2819 North Point Boulevard
S/S North Point Boulevard, 250' W of Trappe Road
15th Election District – 7th Councilmanic District
Legal Owner: Ronald Gajewski, Jr.

Special Exception for a contractor's storage equipment storage yard. Variance to allow a side and rear yard of zero feet instead of the required 30 feet and to allow 40 feet between buildings instead of the required 60 feet.

HEARING: Wednesday, December 23, 1998 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Ronald Gajewski, Jr.
Central Drafting & Design, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 8, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
December 3, 1998 Issue – Jeffersonian

Please forward billing to:

Ronald Gajewski, Jr.
9122 Avenue B
Baltimore, MD 21219

410-477-6912

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-202-XA

2819 North Point Boulevard

S/S North Point Boulevard, 250' W of Trappe Road

15th Election District – 7th Councilmanic District

Legal Owner: Ronald Gajewski, Jr.

Special Exception for a contractor's storage equipment storage yard. Variance to allow a side and rear yard of zero feet instead of the required 30 feet and to allow 40 feet between buildings instead of the required 60 feet.

HEARING: Wednesday, December 23, 1998 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-202-XA
Petitioner: RONALD GAJEWSKI, JR.
Address or Location: 2819 NORTH POINT BOULEVARD

PLEASE FORWARD ADVERTISING BILL TO:

Name: RONALD GAJEWSKI, JR.
Address: 9122 AVE. B
BALTIMORE, MD. 21219
Telephone Number: (410) 477-6912

Revised 2/20/98 - SCJ

#202

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-202-XA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: Variance to permit a side and rear yard
setback of 0 ft. in lieu of the required 30 ft. and
a building to building setback of 40 ft. in lieu
of the required 60 ft. To request a Special
Exception for a contractor's storage equipment yard.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 17, 1998

Mr. David Billingsley
Central Drafting and Design, Inc.
601 Charwood Court
Edgewood, MD 21040

RE: Item No.: 202
Case No.: 99-202-XA
Location: 2819 North Point Blvd.

Dear Mr. Billingsley:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on November 10, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us





**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 11-23-91

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 202 BR

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

10 Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: December 8, 1998

FROM: *[Signature]* Robert W. Bowling, Supervisor
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for November 30, 1998
Items Nos. 198, 201, (202) and 203

The Bureau of Developer's Plans Review has reviewed the subject zoning items, and we have no comment.

RWB:HJO:cab

cc: File

ZONE1130.NOC

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: December 7, 1998
Permits and Development Management

FROM: R. Bruce Seeley, Project Manager *RBS*
Development Coordination
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: November 23, 1998

The Department of Environmental Protection and Resource Management has
no comments for the following Zoning Advisory Committee Items:

Item #'s: 198
200
201
202
203

If there are any questions regarding these items, please contact me at ext. 5859.



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

November 29, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEVEN KIDS, LLC - 199
VINCENT C. GENTILE AND MARIE GENTILE - 200
AND
RONALD GAJEWSKI, JR. - 202

Location: DISTRIBUTION MEETING OF November 22, 1998

Item No.: 199, 200, AND 202 Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



12/23

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: December 10, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 2819 North Point Road

INFORMATION:

Item Number: 202

Petitioner: Ronald Gajewski, Jr.

Zoning: BR-AS & BR

Requested Action: Special Exception & Variance

SUMMARY OF RECOMMENDATIONS:

The applicant requests a special exception for a contractor's equipment storage yard and a variance to allow a side and rear yard of zero (0) feet in lieu of the required 30 feet, and 40 feet between buildings in lieu of the required 60 feet. Based upon the information provided and analysis conducted, the Office of Planning supports the petitioner's request.

Section Chief:



AFK/JL

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

DAVID BILLINGSLEY

501 CHARWOOD CT.
EDGEWOOD, MD. 21040

Ronald Gyewski JR.

9122 Ave B
Belt MD 21219





NOVEMBER 3, 1998

MR. LAWRENCE SCHMIDT
ZONING COMMISSION / BALTO. CO.
BALTIMORE COUNTY COURTS BLDG.
TOWSON, MARYLAND 21204

DEAR MR. SCHMIDT,

MILLER ISLAND EDGEMERE BUSINESS ASSOCIATION OFFERS THEIR FULL
SUPPORT FOR THE SPECIAL EXCEPTION AND ZONING VARIANCE APPLIED FOR
BY MR. GAJEWSKI FOR HIS PROPERTY AT 2819 NORTH POINT BLVD.

RESPECTFULLY,
Carl Hobson
CARL HOBSON, PRESIDENT

2A

99-202-XA

"Building a Stronger Business Community"

NOVEMBER 2, 1998

MR. LAWRENCE SCHMIDT
ZONING COMMISSION / BALTO. CO.
BALTIMORE COUNTY COURTS BLDG.
TOWSON, MARYLAND 21204

DEAR MR. SCHMIDT,

I SUPPORT MR. RONALD GAJEWSKI AND HIS REQUEST FOR A
SPECIAL EXCEPTION AND ZONING VARIANCE.

SINCERELY,

Tom Caravello
TOM CARAVELLO, PRESIDENT
TOM'S AUTO PARTS
2723 NORTH POINT BLVD.
BALTIMORE, MARYLAND 21222

*OWNER TO
NORTHWEST*

2B

99-202-XA

NOVEMBER 2, 1998

MR. LAWRENCE SCHMIDT
ZONING COMMISSION / BALTO. CO.
BALTIMORE COUNTY COURTS BLDG.
TOWSON, MARYLAND 21204

DEAR MR. SCHMIDT,

I AM WRITING THIS LETTER TO OFFER MY SUPPORT FOR THE
SPECIAL EXCEPTION AND ZONING VARIANCE BEING APPLIED FOR BY
RONALD GAJEWSKI.

THANK YOU,
James C. Cox
JAMES CARROLL COX
CARROLL'S TOWING INC.
2819 NORTH POINT BLVD.
BALTIMORE, MARYLAND 21222

OWNER TO
REAR

2C

99-202-XA

(SHEET SE 2-F)

S6000

96-519-A

BR-AS

ML-AS

MH-1M

TRAPPE

BL-AS

ML-1M

BR-AS

RO

BR

BR

BR VULCN

BL

RD.


RD.

99-202XA

#262

RI-AS

S.E. 2-G



SCHNEIDER, ET AL.
PLAT 40-12C
AUTOMOBILE TOWING
YARD

②
MARS STORES, INC.
(VACANT)
PLAT 53-147

TRAPPE

ROAD

150° R

DECLARATION OF INTEREST

| UNIT | USE | | |
|-------|-----------------|----------|-----------------|
| | OFFICE SPACE | TOTAL | INSIDE SPACE |
| A | 4200 † | 4808 † | 7 |
| B | 1500 † | 4530 † | 8 |
| C | - | 2480 † | 3 |
| D | - | 1232 † | 2 |
| E | - | 1232 † | 2 |
| F | - | 1265 † | 3 |
| G | 1806 † | 5824 † | 14 |
| TOTAL | 3406 † | 21,971 † | 39 |

NOTES:

ZONING BR; BR-AS S.E. 2-G
AREA = 2.312 AC. ±

BUILDINGS ARE SERVED BY PUBLIC WATER AND SEWER

X—X—X—X—X DENOTES 7' HIGH CHAIN LINK FENCE (EXIT.)

* DENOTES 7' HIGH CHAIN LINK FENCE (BUTT.)

PARKING REQUIRED = 25,377 SF @ 3.3 SF./1000 SF. @ 4 SF.
PARKING PROVIDED = 30 BAYS + 45 SF. = 64 SF.
F.A.R. = 0.25
SHADED AREAS TO BE PAVED W/ MACADAM & PERMANENTLY STRIPED
SITE IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN.
PREVIOUS FILES

1. DRC NUMBER 02065C
2. BUILDING PERMIT NO. B 2253072
3. LANDSCAPE PLAN APPROVED 2-15-95

EXISTING SIGNS

| | | | |
|---|---------------|-------------|------------|
| ① | FREE STANDING | 10'W x 12'H | = 120 S.F. |
| ② | WALL MOUNTED | 16'W x 4'H | = 64 S.F. |
| ③ | " | 12'W x 4'H | = 48 S.F. |
| ④ | " | 12'W x 2'H | = 24 S.F. |
| ⑤ | " | 12'W x 2'H | = 24 S.F. |

NOTE: THE SPECIAL EXCEPTION USE DIVISION LINE IS FOR ZONING PURPOSES ONLY. SHOULD THIS PROPERTY BE SUBDIVIDED, A ZONING PUBLIC HEARING MAY BE REQUIRED.

OWNER
RONALD GAJEWSKI
9122 AVENUE G
BALTO., MD. 21219
DEED REF. 10,560 - 580
ACCT. # 1800002973

SECRET

PLAT TO ACCOMPANY APPLICATION FOR ZONING VARIANCE & SPECIAL EXCEPTION

PLAT 40-126
ELECTION DISTRICT 15C7
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=30' NOVEMBER 2, 1998

99-202-XA

#202